028.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,108,300	/	1,108,300
USE VALUE:	1,108,300	/	1,108,300
ASSESSED:	1,108,300	/	1,108,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		GRAFTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TSOUKALAS GEORGE
Owner 2:	TSOUKALAS RENEE
Owner 3:	
Street 1:	61 HERITAGE HILL ROAD
Street 2:	
Twn/City:	WINDHAM
St/Prov:	NH Cntry: Own Occ: N
Postal:	03087 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Vinyl Exterior and 3046 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	648,100	5,400	454,800	1,108,300
Total Card	0.114	648,100	5,400	454,800	1,108,300
Total Parcel	0.114	648,100	5,400	454,800	1,108,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.85 | /Parcel: 363.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	19063
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 028.0-0001-0002.0

!2314!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	648,100	5400	4,950.	454,800	1,108,300	1,108,300	Year End Roll	12/18/2019
2019	104	FV	475,400	5500	4,950.	483,200	964,100	964,100	Year End Roll	1/3/2019
2018	104	FV	475,400	5500	4,950.	352,500	833,400	833,400	Year End Roll	12/20/2017
2017	104	FV	445,900	4700	4,950.	307,000	757,600	757,600	Year End Roll	1/3/2017
2016	104	FV	445,900	4700	4,950.	261,500	712,100	712,100	Year End	1/4/2016
2015	104	FV	397,500	4700	4,950.	255,800	658,000	658,000	Year End Roll	12/11/2014
2014	104	FV	397,500	4700	4,950.	210,300	612,500	612,500	Year End Roll	12/16/2013
2013	104	FV	413,500	4700	4,950.	200,100	618,300	618,300		12/13/2012

PRINT

Date	Time
12/10/20	17:45:26

LAST REV

Date	Time
08/07/17	08:16:37

apro

USER DEFINED

Prior Id # 1:	19063
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2314

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TSOUKALAS GEORG	28767-432		6/29/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2011	1222	Manual	200	C				pellet stove
12/21/1998	867	Dormers	20,000	C				11X13 DORMER/REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	MEAS&NOTICE	HS	Hanne S
4/16/2009	Measured	197	PATRIOT
2/16/2000	Measured	270	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03773999
Const Adj.:	0.99989998
Adj $ / SQ:	176.398
Other Features:	129068
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	726533
Depreciation:	78466
Depreciated Total:	648068

COMMENTS

BK; 23829 PG; 144.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

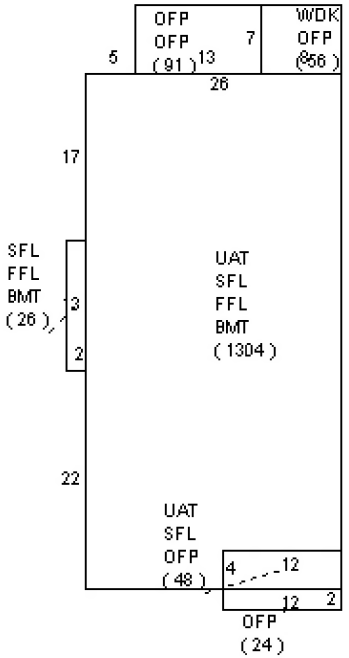
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.40
Special Features:	0	Val/Su Net:	136.67
Final Total:	648100	Val/Su SzAd	239.33

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,378	176.400	243,077
BMT	Basement	1,330	52.920	70,383
FFL	First Floor	1,330	176.400	234,610
UAT	Upper Attic	338	123.480	41,736
OFP	Open Porch	310	21.820	6,764
WDK	Deck	56	16.000	896

Net Sketched Area:	4,742			Total:	597,466
Size Ad	2708	Gross Are	5756	FinArea	3046

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1955	21.94	T	40	104			4,700			4,700
19	Patio	D	Y	1	14X16	A	AV	2000	3.92	T	15.2	104			700			700

More: N	Total Yard Items:	5,400	Total Special Featues:		Total: 5,400